

172.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

677,700 / 677,700

USE VALUE:

677,700 / 677,700

ASSESSED:

677,700 / 677,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		INVERNESS RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CAUFIELD JANE E	
Owner 2: ENTLER KATHLEEN S	
Owner 3:	

Street 1: 18 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1389 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4050.000		294,200		4,400		379,100		677,700							
Total Card							0.093		294,200		4,400		379,100		677,700		Entered Lot Size					
Total Parcel							0.093		294,200		4,400		379,100		677,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		487.91		/Parcel: 487.9				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID								
172.0-0006-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	294,100	4400	4,050.	379,100	677,600	677,600
2019	101	FV	239,300	4400	4,050.	373,600	617,300	617,300
2018	101	FV	239,300	4400	4,050.	287,000	530,700	530,700
2017	101	FV	239,300	4400	4,050.	270,800	514,500	514,500
2016	101	FV	239,300	4400	4,050.	249,100	492,800	492,800
2015	101	FV	226,300	4400	4,050.	232,800	463,500	463,500
2014	101	FV	226,300	4400	4,050.	214,400	445,100	445,100
2013	101	FV	226,300	4400	4,050.	214,400	445,100	445,100

Parcel ID

172.0-0006-0005.0

!13336!

**PRINT**

Date

Time

12/11/20

03:18:47

**LAST REV**

Date

Time

08/13/19

09:26:27

apro

13336

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURLING MARJORI	29363-474		11/13/1998		222,400	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2015	123	Insulate	603					Air sealing and in
1/18/1999	28	Add Bath	21,000					REM KIT BATH/ADD 1

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	189	PATRIOT
10/17/2008	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	197	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
7/16/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	of= sink in bsmt.								3	WDK (105)	7											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:									4	6 OFP 4 (24)	15											
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	3/4 Bath: 1	Rating:	1/2 Bath: 1	Rating: Average	A 3QBth: 1	Rating:	A HBth: 1	Rating:	OthrFix: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																			
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1				FY LR DR D K FR RR BR FB HB L O																	
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	A Kits: 1	Rating:					Other																	
				Fpl: 1	Rating: Average					Upper																	
				WSFlue: 1	Rating:					Lvl 2																	
				<b>CONDOS INFORMATION</b>								Lvl 1															
				Location:								Lower															
				Total Units:								Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1											
				Floor:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
				% Own:								Exterior:	No Unit	RMS	BRS	FL											
				Name:								Interior:	1	6	3												
				<b>DEPRECIATION</b>								Additions:															
				Phys Cond: GD - Good	18. %	Functional:	%	Kitchen:																			
				Prim Int Wall: 2 - Plaster	%	Economic:	%	Baths:																			
				Sec Int Wall:	%	Special:	%	Plumbing:																			
				Partition: T - Typical	%	Override:	%	Electric:																			
				Prim Floors: 3 - Hardwood	%	Total: 18.6 %		Heating:																			
				Bsmnt Flr: 12 - Concrete		General:		Totals	1	6	3																
				Subfloor:		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>									
				Bsmnt Gar:		Basic \$ / SQ: 125.00	Size Adj.: 1.35000002	Const Adj.: 1.00969899	Adj \$ / SQ: 170.387	Other Features: 82500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
				Electric: 3 - Typical									LUC Factor: 1.00	Juris. Factor:	Before Depr: 170.39	BMT	Basement	724	51,120	37,008	SFL	95					
				Insulation: 2 - Typical								Adj Total: 361403	Special Features: 0	Val/Su Net: 126.10	FFL	First Floor	724	170,390	123,360								
				Int vs Ext: S								Depreciation: 67221	Final Total: 294200	Val/Su SzAd: 211.81	SFL	Second Floor	665	170,390	113,307								
				Heat Fuel: 2 - Gas								Depreciated Total: 294182			OFFP	Open Porch	115	31,150	3,582								
				Heat Type: 3 - Forced H/W											WDK	Deck	105	15,670	1,646								
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:										Net Sketched Area: 2,333	Total: 278,903										
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:					<b>PARCEL ID</b> 172.0-0006-0005.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	18X18	A	AV	1940	22.72	T	40	101			4,400		4,400										
More: N				Total Yard Items: 4,400				Total Special Features:				Total: 4,400															